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EX. MAJOR CONTOUR
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PR. MAJOR CONTOUR
PR. MINOR CONTOUR
LIMITS OF DISTURBANCI
EX. TREELINE
EX. SANITARY MANHOLE
EX. SANITARY SEWER P
EX. STORM MANHOLE
EX. STORM PIPE
EX. WATER PIPE
EX. GAS LINE
EX. ELECTRIC LINE
EX. GUARDRAIL
EX. FENCE
FORMER TREELINE

PR. SANITARY SEWER PR. STORM MANHOLE PR. INLET PR. INLET PR. STORM PIPE STEEP SLOPES (>15%)

PR. WATER

STEEP SLOPES (>25%)

ON-SITE WOODLAND AREA TO BE CLEARED

**GENERAL INFORMATION TABLE** LAYER CATEGORY LAYER NAME VALUE ZONING (ZONE) ZONE CS ZONE AVIATION POLICY AREA (APA) N/A TAX GRID (TMG) **ADMINISTRATIVE** 36-B2 WSSC GRID (SHEET 20) **ADMINISTRATIVE** 209NE10 PLANNING AREA (PLAN AREA) **ADMINISTRATIVE** 3-70 ELECTION DISTRICT (ED) ADMINISTRATIVE 14 COUNCILMANIC DISTRICT (CD) **ADMINISTRATIVE** 4 ESTABLISHED **ADMINISTRATIVE** GENERAL PLAN 2002 TIER (TIER) COMMUNITIES TRAFFIC ANALYSIS ZONE (COG) ADMINISTRATIVE 1181 TRAFFIC ANALYSIS ZONE (PG COUNTY) (TAZ-PG) **ADMINISTRATIVE** 4413

VICINITY MAP

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OFESSIONAL CERTIFICATION: I HEREBY ERTIFY THAT THESE DOCUMENTS WERE REPARED OR APPROVED BY ME, AND THAT

AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS

THE STATE OF MARYLAND.

NATURAL RESOURCES INVENTORY STATISTICS TABLE				
SITE STATISTICS	TOTAL (ACRES)			
GROSS SITE AREA	3.20			
EXISTING 100-YEAR FLOODPLAIN	0.00			
NET TRACT AREA	3.20			
EXISTING WOODLAND IN THE FLOODPLAIN	0.00			
EXISTING WOODLAND NET TRACT	0.08			
EXISTING WOODLAND TOTAL	0.08			
EXISTING PMA	0.00			
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0			
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	0			

WEB SOIL SURVEYS TABLE								
MAP UNIT	MAP UNIT NAME	SOIL TYPES - % GROUP	Hydrologic Group	Hydric	Drainage Class			
CdD	Christiana-Downer-Urban land complex, 5 to 15% slopes	Christiana - 30 Downer - 25 Urban land - 20	D	No (0)	Well Drained			
RuB	Russett-Christiana-Urban land complex, 0 to 5% slopes	Russett - 31 Christiana - 30 Urban land - 29	D	No (0)	Moderately Well Drained			

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 www.call811.com IN THIS VICINITY

TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-016-96-04								
	Approved by	Date	DRD#	Reason for Revision				
00	Unknown	4/4/1996	DSP-95082-00	Planning Board Approval				
01	Unknown	9/26/1996	DSP-05082-01	Revised DSP				
02	Kim Finch	3/1/1999	DSP-05082-02	Revised DSP				
03	Kim Finch	6/14/2002	DSP-95082-03	Revised DSP				
04								

Prince George's Planning Department, M-NCPPC **Environmental Planning Section** 

## **NOTE**

http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION

GRAPHIC SCALE IN FEET

GL

SHEET NUMBER 1 OF 2

IT'S THE LAW! Know what's below. **DIAL 811** Call before you dig

## OWNER/DEVELOPER/APPLICANT

ARCLAND ATTN: STEVE CRATIN P.O. BOX 22523 WASHINGTON, DC 20027 202-626-3079 STEVE@ARC.LAND

## **CIVIL ENGINEER**

KIMLEY HORN & ASSOCIATES, INC. ATTN: EMILY DEAN 1801 PORTER STREET, SUITE 401 BALTIMORE, MD 21224 (443) 743-3470 EMILY.DEAN@KIMLEY-HORN.COM

# LANDSCAPE ARCHITECT

KIMLEY HORN & ASSOCIATES, INC. RYAN COSGROVE 215 WASHINGTON AVENUE, SUITE 500 TOWSON, MD 21204 (443) 743-3470 RYAN.COSGROVE@KIMLEY-HORN.COM

### **TYPE 2 TREE CONSERVATION PLAN NOTES**

(AS NOTED IN MNCPPC 2018 ENVIRONMENTAL TECHNICAL MANUAL)

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR SPECIAL EXCEPTION SPE-2022-02. IF SPECIAL EXCEPTION SPE-2022-02 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
- THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO
- 5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE
- 6. THE PROPERTY IS WITHIN THE <u>DEVELOPING</u> TIER AND IS ZONED <u>CS</u>.
- 7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY, OR A SCENIC BYWAY.
- 8. THE PROPERTY IS ADJACENT TO GLENN DALE BOULEVARD WHICH IS CLASSIFIED AS A PRINCIPAL ARTERIAL ROADWAY.
- 9. THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G)

### **OFF-SITE WOODLAND CONSERVATION**

BEFORE YOU DIG

Know what's **below**.

Call before you dig.

IT'S THE LAW!

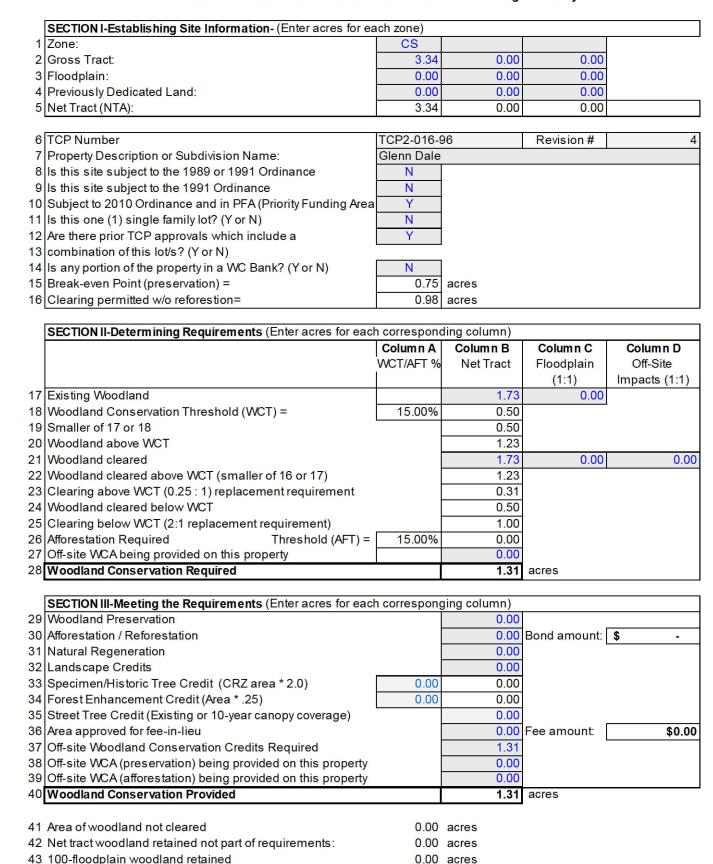
DIAL 811

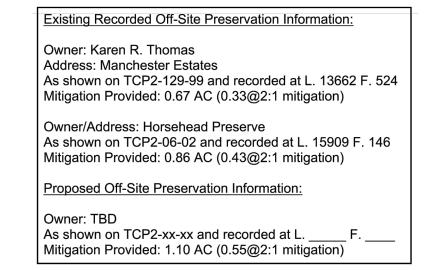
PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

## **GENERAL NOTES**

- 1. NO CHAMPION, SPECIMEN, OR HISTORIC TREES EXIST WITHIN 100' OF THE LIMITS OF DISTURBANCE FOR THE PROPOSED DEVELOPMENT
- 2. THIS SITE DOES NOT INCLUDE AREAS IDENTIFIED AS FOREST INTERIOR DWELLING SPECIES HABITAT.
- 3. ACCORDING TO INFORMATION AVAILABLE ON PGATLAS.COM THE CLOSEST HISTORIC SITE TO THIS PROPERTY IS LOCATED APPROXIMATELY 212 FEET SOUTHWEST OF THIS PROPERTY. THAT HISTORIC SITE IS IDENTIFIED AS FOLLOWS: ST GEORGE'S CHAPEL & CEMETERY #70-052-27.
- 4. THE SITE IS SUBJECT TO PREVIOUSLY APPROVED TCP'S. PREVIOUSLY APPROVED TCP'S INCLUDE TCP2-016-96-03
- 5. AN APPROVED NRI IS VALID FOR FIVE YEARS FROM THE DATE OF SIGNATURE BY STAFF, OR UNTIL INFORMATION USED TO PREPARE THE NRI CHANGES. NRIs WILL BE REQUIRED TO BE REVISED AND RE-APPROVED IF THE BASE INFORMATION CHANGES SIGNIFICANTLY. APPROVAL OF THIS NRI IN NO WAY IMPARTS ANY OTHER DEVELOPMENT APPLICATION APPROVALS.
- 6. THIS SITE IS NOT LOCATED WITHIN A TIER II CATCHMENT AREA AND DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. THIS SITE IS NOT LOCATED WITHIN AN IMPAIRED WATER BODY WITH A TOTAL MAXIMUM DAILY LOAD (TMDL) ALLOCATED FOR SEDIMENT, WHICH ARE AFFORDED SPECIAL PROTECTION UNDER MARYLAND'S ANTI-DEGRADATION POLICY. IF THE SUBJECT PROPERTY IS WITHIN A TIER II CATCHMENT OR CONTAINS IMPAIRED WATERS, ADD THE FOLLOWING NOTE: PGSCD RESERVES THE RIGHT TO RESTRICT DISTURBANCE TO ANY ONSITE OR OFFSITE TIER II BUFFER OR BUFFER FOR IMPAIRED WATERS.
- 7. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT OR A SCENIC RESOURCE POLICY AREA.
- 8. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA).
- 9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.
- 10. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY
- 11. THE SOURCE OF THE PROPERTY BOUNDARY ON THIS PLAN IS FROM SURVEY PREPARED BY KARINS AND ASSOCIATES IN JUNE 2022.
- 12. THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM PGATLAS COMBINED WITH KARINS AND ASSOCIATES SURVEY PERFORMED IN JUNE 2022 USING

### Standard Woodland Conservation Worksheet for Prince George's County

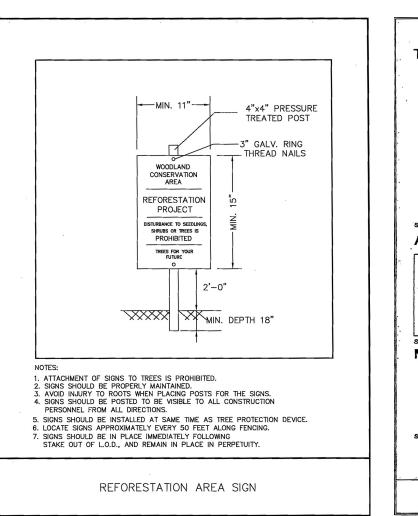




0.00 acres

0.00 acres

0.00



Months

Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Reinfall Equals 1\*

Activities during November through February depend on ground conditions.

No fall planting of oaks and planes.

The planting and care of frees is most successful when coordinated with the local conditions.

This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Tree Planting and Maintenance Calendar

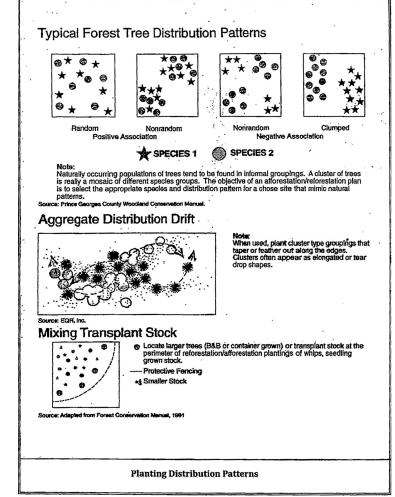
Minimum Monitoring

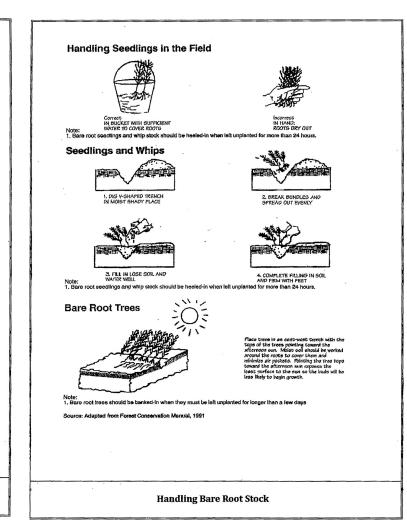
Fertilizer (If Needed)+

CONTRACTOR OF THE PARTY OF THE

Recommended with Additional Care Recommended

Dependent Upon Site Conditions





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6. INSERT DIBBLE 2 INCHES FROM SEEDLING

9. FIRM SOIL AROUND SEEDLING WITH FEET

Approved by

Unknown

Unknown

Kim Finch

Kim Finch

02

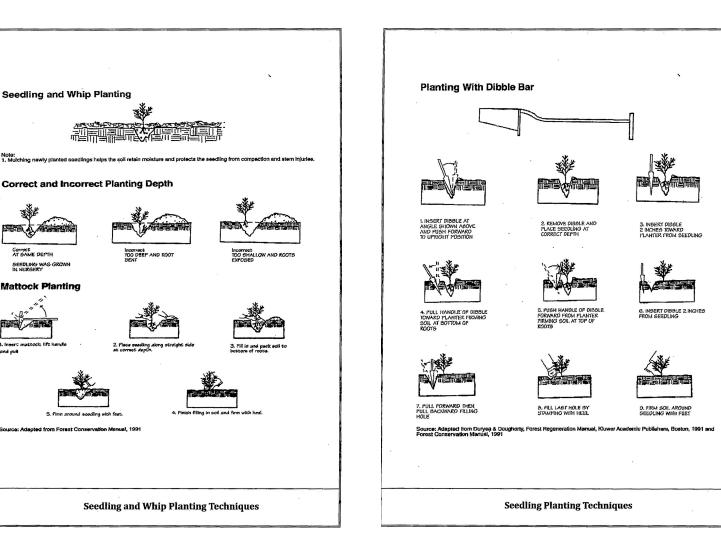
03

04

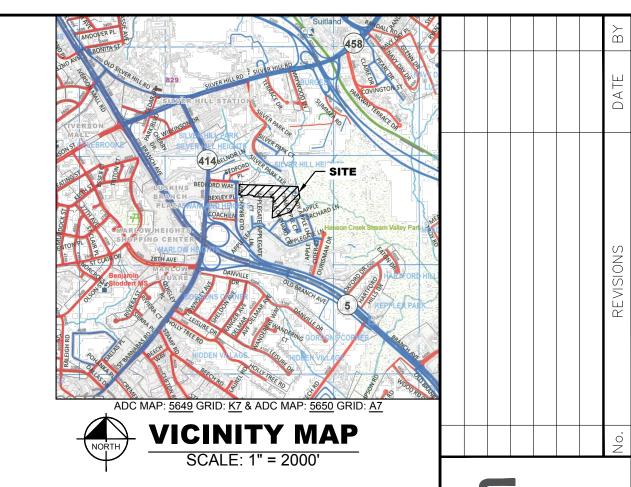
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Prince George's Planning Department, M-NCPPC **Environmental Planning Section** 

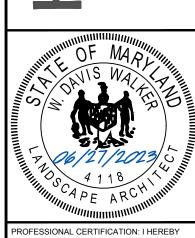
TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-016-96-04



Source: Adapted from Forest Conservation Manual, 1991



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PARED OR APPROVED BY ME. AND TH ANDSCAPE ARCHITECT UNDER THE LAWS HE STATE OF MARYLAND. ENSE NO. \_\_\_\_ PIRATION DATE

 $\Box$ 

DALE ORAGI

SHEET NUMBER

2 OF 2

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44 On-site woodland conservation provided

46 On-site woodland retained not credited

47 Prepared by:

45 On-site woodland conservation alternatives provided